

Council Communication

Department: Legal Case/Project No. Applicant.	Ordinance No. Resolution No. <u>09-287</u>	Council Action: <u>9/28/2009</u>
Subject/Title		
A RESOLUTION authorizing the Mayor to execute the Memorandum of Understanding between the City of Council Bluffs and CMK Development, L.L.C., for maintenance of the common areas of "The Plaza", the retail spine at the Mid America Center.		
Background		
The Arena Commission has reviewed and recommends approval of the Memorandum of Understanding with CMK Development, L.L.C. for maintenance of common area at "The Plaza", (the retail spine at the Mid America Center).		
Recommendation		
Approve the proposed resolution authorizing the Mayor to execute the Memorandum of Understanding with CMK Development, L.L.C., for maintenance of the common area at "The Plaza", the retail spine at the Mid America Center.		

Richard Wade

Department Head Signature

Mayor Signature

RESOLUTION NO. 09-287

A RESOLUTION authorizing the Mayor to execute the Memorandum of Understanding between the City of Council Bluffs and CMK Development, L.L.C., for maintenance of the common areas of "The Plaza", the retail spine at the Mid America Center.

WHEREAS, The City of Council Bluffs, as assignee for the Southwest Iowa Foundation, and CMK Development, L.L.C. entered into a Common Area Maintenance Agreement (CAM Agreement) on March 18, 2002, for the commercial real estate development commonly known as "The Plaza" located within the Mid-America Center complex in Council Bluffs, Iowa; and

WHEREAS, it would be in the best interests of the City of Council Bluffs to enter into a Memorandum of Understanding with CMK Development, L.L.C. at this time to set forth the responsibilities for maintenance of the common areas of "The Plaza"; and

WHEREAS, the Arena Commission has reviewed the Memorandum of Understanding, and recommends its approval.

NOW, THEREFORE, BE IT RESOLVED

BY THE CITY COUNCIL

OF THE

CITY OF COUNCIL BLUFFS, IOWA:

That the Mayor is hereby authorized to execute the Memorandum of Understanding between the City of Council Bluffs and CMK Development, L.L.C., for maintenance of the common areas of "The Plaza", the retail spine at the Mid America Center.

ADOPTED
AND
APPROVED

September 28, 2009

THOMAS P. HANAFAN

Mayor

Attest:

MARCIA L. WORDEN

City Clerk

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING is made and entered into as of the 28th day of September, 2009 by and between the City of Council Bluffs, Iowa, assignee for the Southwest Iowa Foundation (“the City”) and CMK Development, LLC (“CMK”) concerning their respective obligations under the COMMON AREA MAINTENANCE AGREEMENT (“CAM Agreement”) dated March 18, 2002 for the commercial real estate development commonly known as “The Plaza” located within the Mid-America Center complex in Council Bluffs, Iowa.

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. A drawing depicting the grounds at Mid-America Center including parking areas and landscaped areas is attached hereto as Exhibit “A”.
2. CMK shall, at its own expense, be responsible for planting and maintaining flower beds #4, #5, #6, #7 and #8 as shown in Exhibit “A” and all other flower beds along the perimeter of The Plaza and spine area and to provide water, mow, fertilize and maintain grass areas except for the landscaped area and grassy area surrounding the Molecule Man sculpture on the south-end of The Plaza that is the responsibility of the Iowa West Foundation.
3. CMK shall, at its own expense, be responsible for snow removal and application of ice melt on all walkways along the perimeter of The Plaza and spine area as highlighted in Exhibit “A”.
4. CMK shall, at its own expense, be responsible for repair and maintenance of the sprinkler system in all common areas except for grassy area around the Molecule Man.
5. CMK shall, at its own expense, be responsible for certain monthly utility charges for common area such as water, sewer, gas and electrical including lighting attached to The Plaza buildings.

6. The City shall, at its own expense, be responsible for snow removal and application of ice melt at parking areas adjacent to The Plaza.
7. The City shall, at its own expense, be responsible for all concrete repair and/or replacement in spine area, walkways and parking areas adjacent to The Plaza.
8. The City shall, at its own expense, be responsible for repair and/or replacement of parking areas adjacent to The Plaza including seal coat, crack seal and striping.
9. The City shall, at its own expense, be responsible for maintenance and replacement of trees and drainage grates along The Plaza side of Arena Way.
10. The City shall, at its own expense, be responsible for maintenance and repair of common area lighting including lighting in spine area and parking areas adjacent to The Plaza.
11. This is an interim arrangement and both parties agree to work toward an amended or restated CAM Agreement reflective of current operating conditions.

This Memorandum of Understanding is binding upon the parties, their successors and assigns.

CITY OF COUNCIL BLUFFS

By: _____
Tom Hanafan, Mayor

CMK DEVELOPMENT, LLC

By: _____
Paul Comeau, Member

Council Communication

Department: Finance Case/Project No.	Ordinance No. Resolution No. <u>09-290</u>	Council Action: <u>9/28/2009</u>
Subject/Title		
Annual City Street Financial Report for FY2008-09		
Background/Discussion		
The City of Council Bluffs, Iowa is required by Chapter 312.14 of the Code of Iowa to prepare and submit to the Iowa Department of Transportation an Annual report showing all street receipts and expenditures for the City for the previous fiscal year ending June 30, 2009.		
Official Certification Resolution and support documentation is attached.		
Recommendation		
The City Council approves and adopts the City Street Financial Report as attached.		

Department Head Signature

Mayor Signature



**City Street Financial Report
(Cover Sheet)**

Office Use Only

City Name COUNCIL BLUFFS	City Number 1642	City Population 58,268	Fiscal Year 2009
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Now therefore let it be resolved that the city council of Council Bluffs, Iowa
(city name)

on 09/28/2009 did hereby approve and adopt the annual
(month/day/year)

City Street Financial Report from July 1, 2008 to June 30, 2009.

Contact Information

Name Marcy Worden Acting City Clerk	E-mail Address mworden@councilbluffs-ia.gov	Street Address 209 Pearl St	City Council Bluffs, Ia	ZIP Code 51503-0000
Hours 8:00 A.M to 5:00 P.M.	Phone (712) 328-4616	Extension	Phone (Home)	

Preparer Information

Name Dennis McElderry	E-mail Address dmcelderry@councilbluffs-ia.gov	Phone (712) 328-4605	Extension
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Mayor Information

Name Thomas Hanafan	E-mail Address	Street Address 209 Pearl St	City Council Bluffs, Ia	ZIP Code 51503-0000
Phone 712) 328-4601	Extension			

Resolution Number _____

Signature
Mayor

Signature
City Clerk



City Street Financial Report (Summary Statement Sheet)

City Name COUNCIL BLUFFS	City Number 1642	City Population 58,268	Fiscal Year 2009
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	Column 1 Road Use Tax Fund	Column 2 Other Street Monies	Column 3 Street Debt	Column 4 Totals
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Round Figures to Nearest Dollar

A. BEGINNING BALANCE				
1. July 1 Balance	2,846,607	0	0	2,846,607
2. Adjustments (Note on Explanation Sheet)				
3. Adjusted Balance	2,846,607	0	0	2,846,607
B. REVENUES				
1. Road Use Tax	5,088,039			5,088,039
2. Transfer of Jurisdictions Fund	1,562			1,562
3. Property Taxes		5,798,253		5,798,253
4. Special Assessments		32		32
5. Miscellaneous		5,178,775	2,271,873	7,450,648
6. Proceeds from Bonds, Notes, and Loans		2,006,200	2,191,500	4,197,700
7. Interest Earned			39,765	39,765
8. Total Revenues (Lines B1 thru B7)	5,089,601	7,185,007	10,301,391	22,575,999
9. Total Funds Available (Line A3 + Line B8)	7,936,208	7,185,007	10,301,391	25,422,606

EXPENSES				
D. Maintenance				
1. Roadway Maintenance	3,565,454	629,494		4,194,948
2. Snow and Ice Removal	404,681			404,681
E. Construction, Reconstruction and Improvements				
1. Engineering	365,387	1,140,811		1,506,198
2. Right of Way Purchased		1,172,737		1,172,737
3. Street/Bridge Construction	449,969	3,655,235		4,105,204
4. Traffic Services	409,032			409,032
F. Administration				
	192,480	37,922		230,402
G. Equipment (Purchased or Leased)				
	322,974			322,974
H. Miscellaneous				
		139,776	10,066	149,842
J. Street Debt				
1. Bonds, Notes, and Loans - Principal Paid			8,795,000	8,795,000
2. Bonds, Notes, and Loans - Interest Paid			1,496,325	1,496,325
TOTALS				
K. Total Expenses (Lines D thru J)	5,300,945	7,185,007	10,301,391	22,787,343
L. Ending Balance (Line C - K)	2,635,263	0	0	2,635,263
M. Total Funds Accounted For (K + L = C)	7,936,208	7,185,007	10,301,391	25,422,606



City Street Financial Report (Road/Street Equipment Inventory Sheet)

Check here if there are
 no reportable equipment

City Name COUNCIL BLUFFS		City Number 1642	City Population 58,268	Fiscal Year 2009			
1. Local Class D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost /Unit	6. Rental Cost /Unit	7. Used on Project this FY?	8. Status
MR51	2007	MINNICK DOWEL DRILL	6559			No	No Change
MR19	2007	WACKER RAMMER	3048			No	No Change
DR432B	2007	GANNON HYDRAULIC BOX SCRAPER	3706			No	No Change
DR432A	2007	SWEEPSTER BROOM (CASE TRACTOR)	3500			No	No Change
BR427	2007	INTERNATIONAL DUMP TRUCK	89758			No	No Change
BR424	2006	INTERNATIONAL DUMP TRUCK	89800			No	No Change
MR441	1990	BOBCAT 24" PLANNER	11000			No	Sold
SS649B	1990	CAT HAMMER FOR BACKHOE	20348			No	Sold
SS649	1998	CAT BACKHOE 446B	88919			No	No Change
MR626	2001	HYNDAL LOADER HL 760	95135			No	No Change
SS439	1990	CASE LOADER 721B	74630			No	No Change
SS653	2001	KUBOTA TRACTOR BX2200	16250			No	No Change
DR647	1990	BOBCAT S250 HI FLOW	25000			No	No Change
BR411	2008	International Flat Bed Truck	64500			No	No Change
AS621	1999	Ford Ranger Ext Cab	15052			No	No Change
MR51	2007	MINNICK DOWEL DRILL	6559			No	N/A
MR19	2007	WACKER RAMMER	3048			No	N/A
DR432B	2007	GANNON HYDRAULIC BOX SCRAPER	3706			No	N/A
DR432A	2007	SWEEPSTER HYDRAULIC BROOM TRACTOR	3500			No	N/A
BR427	2007	INTERNATIONAL DUMP TRUCK	89758			No	N/A
BR424	2006	INTERNATIONAL DUMP TRUCK	89800			No	N/A
MR441	1990	BOBCAT 24" PLANNER	11000			No	N/A
SS649B	1990	CAT HAMMER FOR BACKHOE	20348			No	N/A



City Street Financial Report (Road/Street Equipment Inventory Sheet)

Check here if there are
no reportable equipment

City Name		City Number	City Population	Fiscal Year			
COUNCIL BLUFFS		1642	58,268	2009			
1. Local Class D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost /Unit	6. Rental Cost /Unit	7. Used on Project this FY?	8. Status
SS649	1998	CAT BACKHOE 446B	88919			No	No Change
SS626	2001	HYNDAL LOADER HL 760	95135			No	No Change
DR647	1990	BOBCAT S250 HI FLOW	25000			No	Sold
SS615	2004	INTERNATIONAL DUMP	74785			No	No Change
SSS489	2002	INTERNATIONAL 4900 TANDEM/SPREADER	87544			No	No Change
SSS487	1998	INTERNATIONAL DUMP	51015			No	No Change
SSS485	1996	INTERNATIONAL DUMP	52581			No	No Change
SSS438	1999	GMC DUMP	63689			No	No Change
SSS437	1999	GMC DUMP C-7500	63689			No	No Change
SSS3625	1996	CHEVY 3500	25238			No	Sold
SSS3623	1996	CHEVY 1 TON	20917			No	Sold
AS605	1999	FORD F-150	16844			No	Sold
AS475	1999	FORD F-450	22300			No	Sold
MR418c	1990	MONROE SPRAY TANK (1200 GAL)	7300			No	No Change
MR404	1990	91 LEROI AIR COMPRESSOR	8750			No	No Change
MR20	1990	BOMAG TAIL GATE ROLLER	11995			No	No Change
RR635	2000	FREIGHTLINER FLUSHER TRUCK FL70	76705			No	No Change
RR632	2001	ELGIN WHIRLWIND VACUUM SWEEPER	123000			No	No Change
RR480a	1990	BADGER GRADEALL 460	116068			No	No Change
RR474	1999	ELGIN PELICAN SWEEPER	92309			No	No Change
RR465	1990	CHIP SPREADER	23500			No	No Change
RR457	1978	REX GRINDER	2000			No	No Change
RR454	1990	CHAMPION GRADER	49500			No	No Change



City Street Financial Report (Road/Street Equipment Inventory Sheet)

Check here if there are
no reportable equipment

City Name COUNCIL BLUFFS		City Number 1642	City Population 58,268	Fiscal Year 2009			
1. Local Class D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost /Unit	6. Rental Cost /Unit	7. Used on Project this FY?	8. Status
DR453	1990	CHAMPION GRADER	39723			No	No Change
DR445	1990	CHAMPION GRADER 720A	87485			No	No Change
DR440	1990	HYUNDAI HL 757-7 WHEEL LOADER	84620			No	No Change
DR434	1978	FORD CHASSIS OILER	31000			No	No Change
DR410	2000	JBC BACK HOE, 215 SERIES 3	78900			No	No Change
DR499	1990	TENNANT SWEEPER M6500	19783			No	No Change
DR483	1990	BRUSH BANDIT CHIPPER MDL 200	13197			No	No Change
DR450	2005	BOMAG PNEUMATIC TIRE ROLLER	42655			No	No Change
DR476	2000	CRAFCO JOINT SEALER	10600			No	No Change
DR475	1990	TAR KETTLE W/TRAILER	13938			No	No Change
DR472	2003	LEEBOY 8500 ASPHALT SPREADER	72200			No	No Change
DR466	1998	DYNAPAC STEEL ON RUBBER TREE ROLLER	22764			No	No Change
DR464	1990	BOMAG BW138AD TANDEM ROLLER	43040			No	No Change
DR441	1990	BOBCAT 863H	22635			No	No Change
DR432	2003	CASE 570 MXT TRACTOR LOADER	57411			No	No Change
DR406	2005	CHEVY 4X4 PICKUP 1/2 TON	17132			No	No Change
DR415	2004	INTERNATIONAL DUMP TRUCK W/PLOW	86094			No	No Change
DR418	2005	INTERNATIONAL 7400 DUMP TRUCK	96851			No	No Change
DR419	2005	INTERNATIONAL 7400 DUMP TRUCK	84030			No	No Change
DR402	1997	FORD F350	19746			No	No Change
DR405	2004	CHEVY 4x4 1500	16348			No	Sold
DR408	1999	CHEVY 1 TON	22605			No	No Change
DR420	1999	FORD F150	16844			No	No Change



Iowa Department of Transportation
 Form 517007 (7-2008) (pg. 7)
 Office of Local Systems
 Ames, IA 50010

City Street Financial Report (Explanation Sheet)

City Name	COUNCIL BLUFFS	City Number	1642	City Population	58,268	Fiscal Year	2009
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Comments

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City Street Financial Report (Monthly Payment Sheet)

City Name COUNCIL BLUFFS	City Number 1642	City Population 58,268
		Fiscal Year 2009

Month	Road Use Tax Payments	Transfer of Jurisdictions Payments
July	\$420,636.24	\$129.63
August	\$420,233.63	\$129.51
September	\$446,566.29	\$137.64
October	\$339,964.57	\$104.74
November	\$494,314.94	\$152.39
December	\$416,958.27	\$128.48
January	\$353,018.18	\$108.78
February	\$513,294.92	\$158.25
March	\$483,551.36	\$149.02
April	\$388,543.48	\$118.00
May	\$408,349.48	\$123.70
June	\$402,607.45	\$121.62
Totals	\$5,088,038.81	\$1,561.76

RESOLUTION
NO. 09-290

WHEREAS, the City of Council Bluffs, Iowa is required to prepare and submit to the Iowa Department of Transportation an Annual report showing all street receipts and expenditures for the City for the previous fiscal year ending June 30, 2009

WHEREAS, the Street Financial Report, a copy of which is attached hereto and incorporated herein by reference, has been prepared; and

WHEREAS, it is in the best interest of the City of Council Bluffs, Iowa, for the City Council to approve this report:

NOW, THEREFORE, BE IT RESOLVED

BY THE CITY COUNCIL

OF THE

CITY OF COUNCIL BLUFFS, IOWA:

That the Street Finance Report, attached hereto, is approved by the City of Council Bluffs, Iowa

Adopted
And
Approved

September 28, 2009

THOMAS P. HANAFAN, MAYOR

MARCIA L. WORDEN, CITY CLERK

Council Communication

Department: Community Development Case/Project No.: EZ-09-007	Ordinance No.: N/A Resolution No.: <u>09-291</u>	City Council: 9-28-09 First Reading: N/A Second Reading: N/A Third Reading: N/A Public Hearing: N/A
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Subject/Title

Application for Enterprise Zone Benefits

Applicant

Welcome Homes, Inc.

Location

Lots 64, 65, 66 & 67 in Zaiger Addition (generally located at South 16th Street & 25th Avenue)

Background/Discussion

Background

On August 10, 2006, May 1, 2008 and September 30, 2008, the Enterprise Zone Commission reviewed and approved housing enterprise zone benefits for Welcome Homes, Inc., on twelve lots, four lots and four additional lots respectively, all located in Zaiger Addition, a 98 lot residential subdivision located along South 16th Street between 25th and 28th Avenues. Welcome Homes, Inc. has an opportunity to purchase four additional lots in the same subdivision and has again requested EZ benefits for this project.

Welcome Homes, Inc. proposes to construct four single family homes in the subdivision on Lots 64, 65, 66 and 67. Welcome Homes, Inc. has submitted two building plans for this project. The homes are both split entry styles and will range in size from 1,061 sq. ft. to 1,444 sq. ft. Three of the homes will have attached two car garages, three bedrooms and two and a half bathrooms. One of the homes will have an attached two car garage, two bedrooms and two bathrooms. All of the homes will have high efficiency furnaces and air conditioning, low E windows and security systems. Included appliances are self-cleaning ranges, space-saver microwaves and dishwashers. The project specifications are included as attachments to the application. The developer will sod the front, side and rear yards and plant at least one tree in front of each house. They also anticipate planting bushes and laying landscaping bark in the front yard. The total project investment is \$594,600. The per unit value of the homes will range from \$144,900 to \$149,900. However, per State statute, only the first \$140,000 of value can be claimed for the Enterprise Zone's 10% investment tax credit. The estimated total financial enterprise zone incentive available to the project is \$66,000. The developer has agreed to comply with the adopted local requirements.

Discussion

The City Council established Enterprise Zone-6 with the adoption of Resolution No. 07-408. The State of Iowa made this possible by the approval of the Enterprise Zone Legislation on July 1, 1997 and the revision of the law during the 1998 legislature to include housing development. Later significant amendments came in 2006 with the adoption of new criteria for new zone designation. The stipulations placed upon eligible housing projects include the construction or rehabilitation of four or more single family houses or one or more multi-family units containing three or more units.

Based on review of the applicant's request, the project listed above meets the requirements and is located in the Council Bluffs Enterprise Zone-6. As a result, the applicant is eligible for the following benefits: 10% investment tax credit and 100% rebate of state sales and utility use taxes.

Staff Recommendation

The Community Development Department recommends approval of the application submitted by Welcome Homes, Inc. for Lots 64, 65, 66 and 67 in Zaiger Addition, for Enterprise Zone benefits.

Enterprise Zone Commission Recommendation

On September 16, 2009, the Council Bluffs Enterprise Zone Commission met and approved the Enterprise Zone application for Welcome Homes, Inc. Motion by Milford, second by Prichard to concur with staff recommendation and approve the EZ application for Welcome Homes, Inc., as presented. The motion carried by unanimous voice vote.

VOTE: AYE – Biede, Jares, Milford, Prichard and Stazzoni; NAY – None; ABSTAIN – None;
 ABSENT – Andersen, Bates and Hornbeck

Attachments

The Welcome Homes, Inc. Enterprise Zone application discussed above has been provided under separate cover.

Submitted by: Brenda Carrico, Program Coordinator, Community Development Department

Approved by: Donald D. Gross, Director, Community Development Department

RESOLUTION NO. 09-291

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS AUTHORIZING A JOINT APPLICATION TO THE IOWA DEPARTMENT OF ECONOMIC DEVELOPMENT (IDED) BY THE COUNCIL BLUFFS ENTERPRISE ZONE COMMISSION AND WELCOME HOMES, INC. FOR ENTERPRISE ZONE BENEFITS.

WHEREAS, The City of Council Bluffs established Enterprise Zone-6 with the adoption of Resolution No. 07-408; and

WHEREAS, Enterprise Zones and the eligible benefits under House File 724 were established to promote economic and housing development in distressed areas; and

WHEREAS, Welcome Homes, Inc. proposes to construct four single-family units and has requested Enterprise Zone benefits; and

WHEREAS, All four of the homes will be located in Zaiger Addition, which is generally located at 25th Avenue and South 16th Street; and

WHEREAS, The legal description of the homes is Lots 64, 65, 66 and 67, Zaiger Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

WHEREAS, On September 16, 2009, the Enterprise Zone Commission held a public meeting to review the request of Welcome Homes, Inc.; and

WHEREAS, After review and consideration of the request, the Enterprise Zone Commission determined that the Welcome Homes, Inc. project meets the requirements to qualify for benefits.

**NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA**

Section 1.0 The City Council finds that the Welcome Homes, Inc. project is located within the Council Bluffs Enterprise Zone-6 as approved with the adoption of Resolution No. 07-408.

Section 2.0 The City Council declares Welcome Homes, Inc. an eligible entity for Enterprise Zone benefits.

Section 3.0 The City Council approves the Welcome Homes, Inc. request for a 10% state investment tax credit and a 100% rebate of sales and utility use taxes subject to the entity entering into an agreement with the City. The tax credit, if not entirely used during the first year, can be carried over and applied against state tax liability for the next seven years or until depleted, whichever occurs first.

Section 4.0 The Mayor is hereby authorized to take such further actions as are deemed necessary in order to carry into effect the provisions of this resolution.

Section 5.0 The provisions of this resolution shall be governed by the laws of the State of Iowa.

Section 6.0 That all resolutions and parts thereof in conflict therewith are hereby repealed to the extent of such conflict.

Section 7.0 That the provisions of this resolution are hereby declared to be separable and if any section, phrase, or provision shall be any reason be declared to be invalid, such declaration shall not effect the validity of the remainder of the sections, phrases and provisions hereof.

Section 8.0 That the approval of any and all Enterprise Zone benefits is contingent upon Welcome Homes, Inc. meeting all other City codes and ordinances.

Section 9.0 That this resolution shall become effective immediately upon its passage and approval.

ADOPTED
AND
APPROVED:

September 28, 2009

Thomas P. Hanafan Mayor

ATTEST:

Marcia L. Worden City Clerk

STATE OF IOWA)
COUNTY OF)ss
POTTAWATTAMIE)

On this _____ day of _____, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared Thomas P. Hanafan and Marcia L. Worden, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk respectively, of the said City of Council Bluffs, Iowa, a Municipal Corporation, that the seal affixed hereto is the seal of said Municipal Corporation; that said instrument was signed and sealed on behalf of the said City of Council Bluffs, Iowa, by authority of its City Council; and that said Thomas P. Hanafan and said Marcia L. Worden, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said City, by it and by them voluntarily executed.

Notary Public in and for said State

Council Communication

Department: Community Development Case/Project No. MIS-09-003	Resolution No. <u>09-292</u>	City Council: 9/28/09 Planning Commission 9/8/09
Subject/Title		
Adoption of the FY 2010-11 through 2014-15 Capital Improvement Program		
Background/Discussion		
<p>The City annually prepares and adopts a Capital Improvement Program (CIP). The CIP establishes which projects will be undertaken during the next fiscal year and proposes other projects for the balance of a five-year period. The CIP is utilized as a financial tool and is required to meet underwriting criteria for issuing bonded indebtedness. The CIP should also be considered as the primary method of implementing the goals and objectives of the City's Comprehensive Plan and other adopted plans or strategies.</p> <p>City Council adopted Resolution 01-124, which established a process of preparing the CIP. This resolution also established goals, objectives, and specific capital improvement efforts in four categories. These categories include quality of life, public safety, utilities and transportation improvements.</p> <p>City staff has prepared a document which has been reviewed by the Mayor and approved for submission to the City Planning Commission and City Council. Staff is now requesting review and recommendation by the City Planning Commission on the proposed FY 2010/11 through 2014/15 CIP. Staff comments include:</p> <ul style="list-style-type: none">• The proposed FY 2010-11 CIP outlines a detailed listing of projects and calls for the expenditure of \$31,872,000. The FY 2010-11 CIP should be considered final.• The balance of the CIP (FY 2011-12 through FY 2014-15) contains a preliminary allocation by department of \$73,035,000 in expenditures over a four year period and should be considered preliminary. Additional project detail and revenue projections are necessary. Upon completion of these details, staff will schedule a proposed amendment to the CIP.		
Recommendation		
The Community Development Department recommends that the City Planning Commission approve the proposed Capital Improvement Program for FY 2010-11 through FY 2014-15 as presented.		
Public Hearing		
Gayle Malmquist appeared before the Planning Commission in favor of the request. No one appeared in opposition.		
Planning Commission Recommendation		
The Planning Commission recommends approval of the Capital Improvement Program for FY 2010-11 through FY 2014-15, as presented.		
VOTE: AYE 10 NAY 0 ABSTAIN 0 ABSENT 1 Motion: Carried		

Council Bluffs Capital Improvement Program

Fiscal Years
2010-11 through 2014-15

City Planning Commission Review: September 8, 2009

City Council Adoption: _____

ACKNOWLEDGEMENTS

THOMAS P. HANAFAN, MAYOR

CITY COUNCIL

DARREN BATES
SCOTT BELT
LYNNE BRANIGAN
MATT SCHULTZ
MATT WALSH

CITY DEPARTMENTS

MARCIA WORDEN, CITY CLERK
ART HILL, DIRECTOR OF FINANCE
ALAN BYERS, FIRE CHIEF
DONN DIERKS, DIRECTOR OF HEALTH
DICK WADE, CITY ATTORNEY
BARBARA PETERSON, LIBRARY DIRECTOR
LARRY FOSTER, DIRECTOR OF PARK, RECREATION & PUBLIC PROPERTY
CINDY LYNCH, DIRECTOR OF PERSONNEL
DONALD GROSS, DIRECTOR OF COMMUNITY DEVELOPMENT
RALPH O'DONNELL, POLICE CHIEF
GREG REEDER, DIRECTOR OF PUBLIC WORKS

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SECTION I – INTRODUCTION

1. PURPOSE OF THE CAPITAL IMPROVEMENT PROGRAM

Capital facilities decisions represent some of the most significant policy choices made by the City of Council Bluffs. Virtually all departments within the City face the need for capital facilities. These include new or expanded projects, repair or replacement of existing physical facilities, land acquisitions, elimination of physical hazards in the community, or the construction of new facilities such as parks, playgrounds, fire stations, water or sewer systems, streets, traffic signals, etc.

Capital improvement programming and budgeting involves the development of a long-term plan for capital expenditures for the City. Capital expenditures include expenditures for buildings, land, major equipment, and other commodities, which are of significant value and have a useful life of more than several years.

The Capital Improvements Program (CIP) lists each proposed capital item to be undertaken, the year in which it will be started, the amount expected to be expended in each year, and the proposed method of financing these expenditures. Based on these details, summaries of capital activity in each year can be prepared as well as summaries of financial requirements, such as amounts of general obligation bonds to be issued or amount of general operating funds required.

The CIP identified the City's most critical capital improvement needs and the general policies under which decisions are made. The CIP was developed for the following purposes:

- to address and prioritize the City's improvement needs in a comprehensive manner;
- to permit careful consideration, design, and scheduling of individual projects through advanced planning;
- to allow for financial planning over a long period; and
- to provide continuity in improvement programs with changes in City Council and staff.

The development of a CIP is the process of deciding what capital projects should be built, when they should be built, and how they will be financed. In its simplest form, a CIP is a listing of improvement projects by priority, including a cost estimate and funding source. The adoption of the CIP by the City Council does not by itself guarantee or commit the City to a given set of projects. Major improvement projects are authorized on an individual basis in accordance with state laws and municipal ordinances. However, the plan does provide the City Council with a framework upon which to base improvement decisions, provides the City staff with direction as to its work effort, and provides the citizens with information about the City's future intentions. The latter is particularly important because of the impact public facilities can have on business and development decisions.

2. CAPITAL IMPROVEMENTS DEFINED

The term capital improvements normally refer to expenditures for capital items of relatively permanent nature, such as buildings or other attachments to land. Only improvements with an estimated cost in excess of \$25,000 are considered in this plan. Minor capital improvements, which occur from time to time, are best handled through the annual operating budgets. The CIP deals with improvements of a scale, which have to be planned on a long-term basis.

3. RELATIONSHIP TO OTHER PLANS AND DOCUMENTS

It is the function of the CIP to plan the construction of the community's physical facilities in a manner consistent with the City's overall goals. These goals are expressed in a number of different fashions, including the comprehensive plan, neighborhood plans, and many other less formal expressions of community policy. These goals established over the years, define the basic functions the City has decided to undertake, set minimum levels of service, and determine financing methods. It is the goal of this CIP to address the community's improvement needs in a manner consistent with these goals. More specifically, the goals of this process include establishing an improvement program which:

- defines a realistic level of financial resources which can be committed to the City's improvement needs;
- prioritized the City's need for allocation of limited resources;
- addresses the basic facility needs of the community in the most cost effective manner (basic service being defined as streets, sewers, drainage, and water);
- recognizes the role of the City facilities in the development process and the need for the City to make improvements which promote the economic stability and orderly growth of the community;

- recognizes the total scope of City services and allocates a portion of the City resources to those amenities which improve the quality of life and public safety;
- encourages acquisition of outside funding to supplement City resources; and
- Assists the City in planning and programming projects contained in the 10 year Capital Need Assessment in a logical and consistent manner.

SECTION II - CAPITAL IMPROVEMENT PROGRAM GOALS

II. CAPITAL IMPROVEMENT PROGRAM GOALS

1. OVERALL GOALS OF CIP

The FY 2010-11 – 2014-15 Capital Improvement Program was based on the following goal statements.

Planning and Community Growth

The City will use the CIP processes to establish a five year program that is consistent with the goals and policies of the Comprehensive Plan and the City's 10 year Capital Needs Assessment and shall function as a major tool for implementing City goals, policies and plans.

The City will plan, program, and implement the most effective, safe and cost efficient infrastructure and public facilities system possible for the community.

The CIP shall encourage further infill development and redevelopment of existing developed areas of the community by implementing the conservation, rehabilitation, and reconstruction of aging facilities. The City will follow a philosophy of rebuild it first and build it second.

The CIP will promote the renovation and extension of public services and facilities in three priority areas of the community including the South 24th Street, Playland Park & Riverfront and Downtown.

Public Health and Safety

The CIP will prioritize those activities that prevent or protect the community from unreasonable exposure to dangerous and life threatening events.

Fiscal Considerations

The relationships among the various funding sources for capital improvements, the City's development and redevelopment policies, and the annual operation and maintenance budget should be recognized as the critical components of the City's fiscal policy.

Ensure the long-range economic and fiscal stability of Council Bluffs; the CIP will structure annual debt service payments consistent with anticipated revenues thus preventing the need for increased tax levies.

The CIP shall expand the tax base of the city thus strengthening the City's fiscal position that improves the City's ability to attract private investment.

CIP expenditures using debt financing that result in new tax base will be a priority.

Operational and Maintenance Issues

CIP projects will be evaluated for effects on annual operational and maintenance budgets. Projects that can not be adequately maintained should not be constructed.

New construction shall be designed to emphasize sustainability and constructed to a quality that minimizes maintenance and operational costs.

Governmental Relationships and Cooperation

The CIP shall recognize the need for and improve on intergovernmental and regional cooperation in order to reduce duplication of effort and avoid public inconvenience.

The CIP will be developed through a formal interdepartmental effort and based on a comprehensive assessment of capital facility needs.

2. CIP CATEGORICAL GOALS

Five specific categories were identified by the Comprehensive Plan relating to capital improvements. These include public facilities, parks and recreation, public safety, utilities transportation, and community development. The goals, policies and capital improvement efforts by category are outlined as follows:

a. Public facilities

Goal – City facilities will cause the construction and maintenance of cultural, entertainment, operational and administrative facilities necessary to service the needs of the community.

Policy - Maintain public facilities that serve the needs of the community and function efficiently without compromising the aesthetic of the surrounding community.

Capital Improvement Efforts

- Maintain City owned cultural facilities including the Council Bluffs Library, Dodge House, Union Pacific Museum, and Historic Trails Museum.
- Maintain City owned convention and entertainment facilities located at the Mid American Center.

Policy – Construct or undertake major renovation of public facilities that serve the needs of the community and function efficiently without compromising the aesthetic of surrounding communities.

- Provide modern and efficient facilities to maintain the City’s existing and anticipated vehicle fleet.
- Provide adequate facilities for public meetings and administrative functions of the City departments.
- Plan for and provide for future facilities for the Police Department that take into account city and department growth.
- Provide adequate facilities for operational functions.

b. Parks and Recreation

Goal - Provide for the equitable distribution of community facilities to meet the cultural, educational, social, and recreational needs of the community.

Policy - Provide sufficient resources to maintain and develop appropriate recreational, cultural, and leisure activities.

Capital Improvement Efforts

- Continue to plan, improve, and enhance the existing parks and recreation, aquatics, golf, historical and service delivery facilities.
- Implement the Parks System and Recreation Facilities Master Plan.
- Continue to develop the Council Bluffs Recreation Complex.

- Acquire, plan and develop new park and recreational facilities in development areas and in areas, which have insufficient park and recreational opportunities.
- Acquisition of portions of the Loess Hills which preserve the area's natural heritage or serve as an expansion to existing park and recreation facilities.
- Implement the Council Bluffs Recreational Trail and Bikeway Master Plan.

Policy - Promote a social and cultural environment that provides an opportunity for all residents.

Capital Improvement Efforts

- Undertake accessibility improvements necessary to comply with the Americans with Disabilities Act.

c. Public Safety

Goal - Provide for the equitable distribution of community facilities to meet the public safety and health needs of the community.

Policy - Provide adequate public health safety and crime prevention systems in Council Bluffs.

Capital Improvement Efforts

- Plan for and provide for future technology issues in records management, crime analysis, computer-aided dispatch and other areas that will assist the law enforcement mission in Council Bluffs.
- Continue the program to upgrade and maintain current Fire Department facilities to plan and provide future facilities in locations that will ensure service coverage of future City growth.
- Maintain a program to plan and purchase Fire Department equipment to ensure current and future levels of service and take advantage of technological advances.
- Install and maintain a traffic preemption system on the primary city streets to provide for controlled response of emergency vehicles.

- Maintain the City's Severe Weather Early Warning System and expand the coverage of the system to meet City growth.
- **d. Utilities and Environment**
- Goal - Provide adequate, efficient, and appropriate public utilities and services to existing and future residential, commercial, and industrial areas.
- Policy - Provide facilities and services to comply with State and Federal regulations; to expand services in a cost effective manner; to proactively preserve and upgrade existing infrastructure.

Capital Improvement Efforts

- Expand the City's sanitary sewer treatment facilities and pump stations to current environmental standards and to allow for additional residential and business development in the community.
- Improve the current sanitary sewer and storm water infrastructure within the community to preserve existing development and to encourage redevelopment of existing residential, commercial, and industrial areas.
- Extend sanitary sewer to identified growth areas to encourage new residential, commercial, and industrial development within or adjacent to the community.
- Maintain and improve existing public facilities and develop new facilities based upon need.

e. Transportation

Goal - Provide a transportation system throughout the City for the safe and efficient movement of people, goods, and services.

Policy - Coordinate transportation planning and improvements with the planning and development of other elements of the community, including other transportation means, public utilities, community facilities, and commercial and industrial areas; to proactively preserve and upgrade existing infrastructure.

Capital Improvement Efforts

- Continue a program of pavement resurfacing which extends the service life of existing streets.
- Improve the current street system within the community through reconstruction, combined with other utility improvements, to preserve existing development and to encourage the redevelopment of residential, commercial, and industrial areas.
- Construct street extensions or reconstruct streets, which will result in new residential, commercial, or industrial development.
- Continue to identify and implement projects that result in the reduction of railroad corridors and crossings in the community.

f. Community Development

Goal – The City shall encourage further infill development and redevelopment of existing developed areas of the community by implementing the conservation, rehabilitation, and reconstruction of aging facilities that are coordinated with redevelopment investments.

Policy – Remove or redevelop dilapidated structures and site requiring environmental remediation in the community.

Capital Improvement Efforts

- Continue efforts of utilizing Section 657A to acquire and demolish abandoned residential properties.
- Continue a program of systematically acquiring and redeveloping dilapidated structures.
- Implement the recommendations contained in the Mid-City Neighborhood Strategy Area Plan.

Policy – Encourage infill development and redevelopment of existing developed areas of the community.

Capital Improvement Efforts

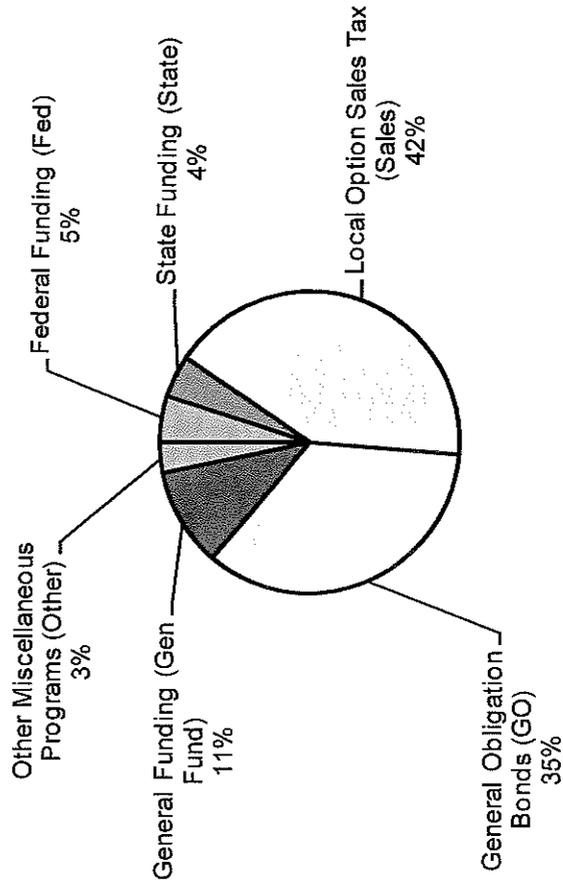
- Provide public facility improvements to ongoing neighborhood redevelopment efforts.
- Continue to implement the redevelopment of downtown infrastructure consistent with the goals of the 2004 Downtown Plan.
- Implement the Playland Park Master Plan.

SECTION III - FIVE YEAR CIP REVENUE & EXPENDITURE SUMMARY

REVENUE SUMMARY FUNDING SOURCE AND BY FISCAL YEAR

FUNDING SOURCES	Totals	FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15
Federal Funding (Fed)	\$5,222	\$4,322	\$150	\$250	\$250	\$250
State Funding (State)	\$4,730	\$4,730	\$0	\$0	\$0	\$0
Local Option Sales Tax (Sales)	\$43,825	\$10,000	\$8,300	\$8,425	\$8,550	\$8,550
General Obligation Bonds (GO)	\$36,610	\$7,200	\$7,300	\$7,300	\$7,400	\$7,410
General Funding (Gen Fund)	\$11,110	\$2,210	\$2,200	\$2,200	\$2,250	\$2,250
Other Miscellaneous Programs (Other)	\$3,410	\$3,410	\$0	\$0	\$0	\$0
TOTAL	\$104,907	\$31,872	\$17,950	\$18,175	\$18,450	\$18,460

REVENUE SUMMARY FUNDING SOURCE AND BY FISCAL YEAR

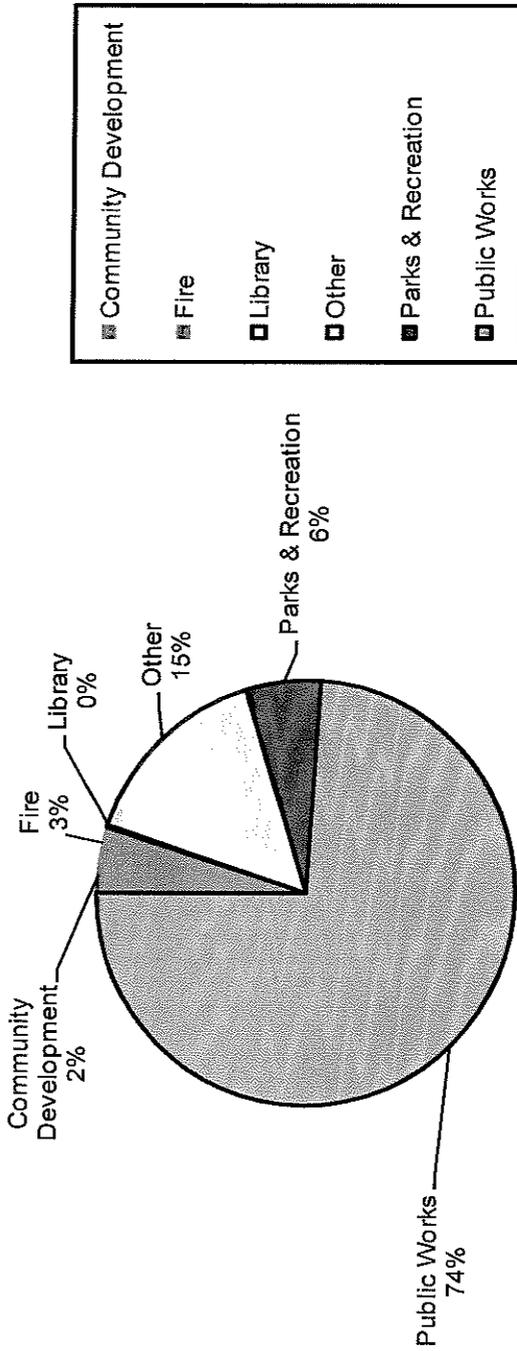


- Federal Funding (Fed)
- State Funding (State)
- Local Option Sales Tax (Sales)
- General Obligation Bonds (GO)
- General Funding (Gen Fund)
- Other Miscellaneous Programs (Other)

REVENUE SUMMARY BY DEPARTMENT AND FISCAL YEAR

DEPARTMENT/DIVISION	Totals	FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15
Community Development	\$2,590	\$850	\$355	\$455	\$460	\$470
Fire	\$2,650	\$500	\$515	\$530	\$545	\$560
Library	\$190	\$190	\$0	\$0	\$0	\$0
Other	\$15,847	\$992	\$3,890	\$3,725	\$3,705	\$3,535
Parks & Recreation	\$5,980	\$2,750	\$770	\$795	\$820	\$845
Public Works	\$77,650	\$26,590	\$12,420	\$12,670	\$12,920	\$13,050
TOTALS	\$104,907	\$31,872	\$17,950	\$18,175	\$18,450	\$18,460

REVENUE SUMMARY BY DEPARTMENT AND FISCAL YEAR



Council Bluffs CIP FY 10 - 11

NUMBER	PROJECT	LOCATION	TYPE OF IMPROVEMENT	LENGTH IN MILES	FED FUNCT CLASS	FUNDING SOURCE	PROJECT COST X 1000					TOTAL	
							FED	STATE	SALES	GO	GEN FUND		OTHER
COMMUNITY DEVELOPMENT													
CD-11-01	Neighborhood Development Projects	S 6th St/9th to 10th Ave	Infrastructure and utilities to support neighborhood redevelopment activities	0.1	Local	CDBG	\$260	\$0	\$0	\$200	\$400	\$0	\$860
CD-11-02	23rd Avenue Property Acquisition	23rd Ave/14th to 21st Ave	Acquisition of property for 23rd Avenue widening, trail extension, and blight removal				\$250			\$200			\$450
CD-11-03	N Main and Scott Street Parking Lots	Scott St & Kanesville	Rehabilitation of existing City parking lots							\$100	\$300		\$100
FIRE													
FD-11-01	Medic 2	Fire Station 2	Ambulance replacement				\$0	\$0	\$0	\$800	\$0	\$0	\$800
FD-11-02	Quint 52	Fire Station 5	Apparatus replacement (partial funding)						\$275				\$180
FD-11-03	Warning Siren 21	TBD	Addition of one tornado warning siren						\$45				\$45
LIBRARY													
L-11-01	Library Master Plan	400 Willow Ave.	Master plan for library grounds				\$0	\$0	\$0	\$190	\$0	\$0	\$190
L-11-02	Library Parking Lot	400 Willow Ave.	Replacement of parking lot							\$20			\$20
OTHER													
O-11-01	Energy Efficiency Retrofit	400 Willow, 205 S. Main, & 209 Pearl St.	Energy efficiency improvements to City Hall, Central Fire Station, and Library				\$672	\$0	\$0	\$0	\$395	\$26	\$992
O-11-02	Repair of Public Buildings	City wide	Critical repairs and improvements to existing city buildings			MidAmerican In-Kind	\$572			\$220	\$25		\$817
PARKS & RECREATION													
PR-11-01	Trail Improvements	Wabash Trail to Bob Kerrey Bridge	Trail rehabilitation and other trail related projects		Trail		\$0	\$0	\$0	\$1,800	\$950	\$0	\$2,750
PR-11-02	Sports Facilities	City Wide	Construction/rehabilitation of existing sports facilities located in existing parks							\$50			\$50
PR-11-03	Swimming Pool Rehabilitation	Kaleiman & Pirate Cove	Pool repair and renovation							\$50			\$50
PR-11-04	Neighborhood Park Rehabilitation	City Wide	Construction & rehabilitation of neighborhood parks							\$75			\$75
PR-11-05	Community & Regional Park Rehabilitation & Development	City Wide	Construction & rehabilitation of community and regional parks							\$350			\$350
PR-11-06	Major Park Rehabilitation & Development	City Wide	Master Plan for Valley View Park							\$75			\$75
PR-11-07	Playland Park - Riverfront	Missouri Riverfront	Implementation of riverfront park and Bob Kerrey Bridge landing				\$3,600	\$4,750	\$10,000	\$4,700	\$275	\$3,305	\$28,690
PUBLIC WORKS													
PW-11-01	ADA Ramps	City Wide	wheelchair ramps			RUT						\$20	\$20
PW-11-02	Infrastructure Maintenance	City Wide	street repairs							\$500			\$500
PW-11-03	Infrastructure Maintenance	City Wide	sewer repairs							\$200			\$200
PW-11-04	Infrastructure Maintenance	Wastewater plant	plant repairs							\$500			\$500
PW-11-05	Infrastructure Management	City Wide	evaluation/analysis							\$150			\$150
PW-11-06	Stormwater Management	TBD	storm sewer							\$250			\$250
PW-11-07	Stormwater Management	Mo. River levee	relief wells			FEMA	\$500			\$500			\$1,000

Council Bluffs CIP FY 10 - 11

NUMBER	PROJECT	LOCATION	TYPE OF IMPROVEMENT	LENGTH IN MILES	FED FUNCT CLASS	FUNDING SOURCE	PROJECT COST \$ 1000								
							FED	STATE	SALES	GO	GEN FUND	OTHER	TOTAL		
	PUBLIC WORKS continued														
PW-11-08	13th St. Sewer Rehab-Ph V	19th Ave. to 14th Ave.	pavement, sewer	0.5	local				\$1,400						\$1,400
PW-11-09	E. Manawa Storm Sewer Ph II	TBD	pavement, sewer	0.5		SRF loan, grant		\$660						\$215	\$1,075
PW-11-10	Lower Bennett Rehab. Ph II	TBD	pavement, sewer	0.5	local					\$1,000					\$1,000
PW-11-11	N. 31st St. Rehab. Ph IV	Ave. D to Ave. G	pavement, sewer	0.5	local				\$1,000						\$1,000
PW-11-12	S. 1st Neighborhood Rehab.-Ph I	Stuismen	pavement, sewer	0.5	local					\$1,000					\$1,000
PW-11-13	Playland Sanitary Sewer Rehabilitation	Playland neighborhood	san sewer lining												
PW-11-14	S. 32nd St. Sewer Rehabilitation	12th Ave. to 8th Ave.	pavement, sewer	0.5	local				\$1,000						\$1,000
PW-11-15	Sewer Relocations	Interstate conflicts	sewers			STP-33C		\$1,000							\$1,000
PW-11-16	180 Pump Station Rehab-engineering	180 at River Rd.	sanitary sewer							\$350					\$350
PW-11-17	32th Ave. Rehabilitation	11th St. to 7th St.	pavement, storm	0.5	collector					\$700					\$700
PW-11-18	E. Bellevue-Segments A-D continued	US 6 to IA 92	pavement	3.0	arterial	DPI, county		\$2,000	\$250				\$250		\$2,500
PW-11-19	Building Demolition	City Wide	demo of dangerous buildings							\$200					\$200
PW-11-20	Madison Ave. Sidewalk-Ph I	Bennett to Timbercrest	sidewalk/trail	0.4	collector					\$250					\$250
PW-11-21	Riverfront Road	Harrah's Blvd. to Ave. B	pavement	1.0	collector				\$3,500						\$3,500
PW-11-22	Public Works Operations Facility	10th Ave. & 10th St.	Construction of new operations facility			JOBSS, sewer, RUT, street		\$3,870		\$700	\$275	\$2,210	\$2,900	\$7,745	
	TOTAL of all DEPARTMENTS							\$4,322	\$4,730	\$10,000	\$7,200	\$2,210	\$3,410	\$31,872	

Council Bluffs CIP FY 11 - 12

NUMBER	PROJECT	LOCATION	TYPE OF IMPROVEMENT	LENGTH IN MILES	FED FUNCT CLASS	FUNDING SOURCE	PROJECT COST x 1000											
							FED	STATE	SALES	CO	GEN FUND	OTHER	TOTAL					
	COMMUNITY DEVELOPMENT																	
CD-11-01	Neighborhood Development Projects	S 6th St/10th to 11th Ave	Infrastructure and utilities to support neighborhood redevelopment activities	0.1	Local	CDBG	\$150	\$0	\$0	\$206	\$0	\$0	\$0	\$0	\$0	\$366		
CD-11-02	23rd Avenue Property Acquisition	23rd Ave/14th to 19th St	Acquisition of property for 23rd Avenue widening, trail extension, and blight removal							\$80						\$80		
	FIRE																	
FD-12-01	Projects to be determined						\$0	\$0	\$0	\$616	\$0	\$0	\$0	\$0	\$0	\$616		
										\$515						\$515		
																\$0		
	OTHER																	
O-12-01	Projects to be determined						\$0	\$0	\$0	\$1,690	\$0	\$0	\$2,200	\$0	\$0	\$3,890		
										\$1,690			\$2,200			\$3,890		
																\$0		
	PARKS & RECREATION																	
PR-12-01	Projects to be determined						\$0	\$0	\$0	\$770	\$0	\$0	\$0	\$0	\$0	\$770		
										\$770						\$770		
																\$0		
	PUBLIC WORKS																	
PW-12-01	Projects to be determined						\$0	\$0	\$8,300	\$4,120	\$0	\$0	\$0	\$0	\$0	\$12,420		
									\$8,300	\$4,120	\$0	\$0	\$0	\$0	\$0	\$12,420		
	TOTAL for all DEPARTMENTS						\$160	\$0	\$8,300	\$7,300	\$0	\$0	\$2,200	\$0	\$0	\$17,960		

Council Bluffs CIP FY 12 - 13

NUMBER	PROJECT	LOCATION	TYPE OF IMPROVEMENT	LENGTH IN MILES	FED FUNCT CLASS	FUNDING SOURCE	PROJECT COST x 1000						TOTAL
							FED	STATE	SALES	GO	GEN FUND	OTHER	
	COMMUNITY DEVELOPMENT						\$260	\$0	\$0	\$205	\$0	\$0	\$465
CD-11-01	Neighborhood Development Projects		Infrastructure and utilities to support neighborhood redevelopment activities	0.1	Local	CDRG	\$250			\$125			\$375
CD-11-02	23rd Avenue Property Acquisition		Acquisition of property for 23rd Avenue widening, trail extension, and blight removal							\$60			\$60
	FIRE						\$0	\$0	\$0	\$530	\$0	\$0	\$530
FD-13-01	Projects to be determined									\$530			\$530
	OTHER												\$0
O-13-01	Projects to be determined						\$0	\$0	\$0	\$1,626	\$2,200	\$0	\$3,726
										\$1,525	\$2,200		\$3,725
	PARKS & RECREATION												\$0
PR-13-01	Projects to be determined						\$0	\$0	\$0	\$795	\$0	\$0	\$795
										\$795			\$795
	PUBLIC WORKS												\$0
PW-13-01	Projects to be determined						\$0	\$0	\$0	\$6,426	\$4,245	\$0	\$12,670
										\$6,426	\$4,245	\$0	\$12,670
	TOTAL for all DEPARTMENTS						\$260	\$0	\$6,426	\$7,300	\$2,200	\$0	\$16,176

NUMBER	PROJECT	LOCATION	TYPE OF IMPROVEMENT	LENGTH IN MILES	FED FUNCT CLASS	FUNDING SOURCE	PROJECT COST x 1000						
							FED	STATE	SALES	GO	GEN FUND	OTHER	TOTAL
	COMMUNITY DEVELOPMENT						\$260	\$0	\$0	\$210	\$0	\$0	\$460
CD-11-01	Neighborhood Development Projects		Infrastructure and utilities to support neighborhood redevelopment activities	0.1	Local	COBG	\$260			\$130			\$390
CD-11-02	23rd Avenue Property Acquisition		Acquisition of property for 23rd Avenue widening, trail extension, and blight removal							\$80			\$80
	FIRE						\$0	\$0	\$0	\$545	\$0	\$0	\$545
FD-14-01	Projects to be determined									\$545			\$545
	OTHER												\$0
O-14-01	Projects to be determined						\$0	\$0	\$0	\$1,455	\$2,250	\$0	\$3,705
	PARKS & RECREATION												\$0
PR-14-01	Projects to be determined						\$0	\$0	\$0	\$820	\$0	\$0	\$820
	PUBLIC WORKS												\$0
PW-14-01	Projects to be determined						\$0	\$0	\$8,550	\$4,370	\$0	\$0	\$12,920
	TOTAL for all DEPARTMENTS						\$260	\$0	\$8,550	\$7,400	\$2,250	\$0	\$18,460

Council Bluffs CIP FY 14 - 15

NUMBER	PROJECT	LOCATION	TYPE OF IMPROVEMENT	LENGTH IN MILES	FED FUNCT CLASS	FUNDING SOURCE	PROJECT COST x 1000						
							FED	STATE	SALES	GO	GEN FUND	OTHER	TOTAL
	COMMUNITY DEVELOPMENT						\$250	\$0	\$0	\$220	\$0	\$0	\$470
CD-11-01	Neighborhood Development Projects		Infrastructure and utilities to support neighborhood redevelopment activities	0.1	Local	CDBG	\$250			\$130			\$380
CD-11-02	23rd Avenue Property Acquisition		Acquisition of property for 23rd Avenue widening, trail extension, and blight removal							\$90			\$90
	FIRE						\$0	\$0	\$0	\$680	\$0	\$0	\$680
FD-15-01	Projects to be determined									\$660			\$660
	OTHER												\$0
O-15-01	Projects to be determined						\$0	\$0	\$0	\$1,285	\$2,250	\$0	\$3,535
										\$1,285	\$2,250		\$3,535
	PARKS & RECREATION												\$0
PR-15-01	Projects to be determined						\$0	\$0	\$0	\$845	\$0	\$0	\$845
										\$845			\$845
	PUBLIC WORKS												\$0
PW-15-01	Projects to be determined						\$0	\$0	\$8,660	\$4,600	\$0	\$0	\$13,050
									\$8,660	\$4,600	\$0	\$0	\$13,050
	TOTAL for all DEPARTMENTS						\$250	\$0	\$8,660	\$7,410	\$2,250	\$0	\$18,460

RESOLUTION NO 09-292

A RESOLUTION APPROVING THE CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2010-11 THROUGH 2014-15.

- WHEREAS,** the City annually prepares and adopts a Capital Improvement Program which establishes projects to be undertaken during the next fiscal year and proposes projects for the balance of a five-year period; and
- WHEREAS,** the Capital Improvement Program is the primary method of implementing the goals and policies contained in the Comprehensive Plan; and
- WHEREAS,** a Capital Improvement Program has been prepared for the Mayor's submission to City Council; and
- WHEREAS,** the City Planning Commission has reviewed the FY 2010-11 through 2014-15 Capital Improvement Program as submitted by the Mayor and recommends adoption by the City Council; and
- WHEREAS,** after study and consideration, it is the belief of this City Council that approval of the Capital Improvement Program for FY 2010-11 through 2014-15 is in the best interest of the City of Council Bluffs, Iowa.

**NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA**

That the Capital Improvement Program for FY 2010-11 through 2014-15, attached hereto and make a part by reference, is hereby approved by the City Council of Council Bluffs, Iowa,

ADOPTED
AND
APPROVED

September 28, 2009

Thomas P. Hanafan, Mayor

ATTEST:

Marcia L. Worden, City Clerk